

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 18 Session of 2019

INTRODUCED BY MACKENZIE, JAMES, JOZWIAK, KAUFFMAN, MILLARD, RYAN, CALTAGIRONE AND GILLEN, JANUARY 28, 2019

SENATOR FOLMER, STATE GOVERNMENT, IN SENATE, AS AMENDED, MARCH 19, 2019

AN ACT

1 Authorizing the release of Project 70 restrictions on certain
2 lands owned by the Borough of Topton, Berks County, in
3 exchange for the imposition of Project 70 restrictions on
4 other lands to be acquired by the Borough of Topton, Berks
5 County-; AUTHORIZING THE TRANSFER OF TITLE FOR CERTAIN <--
6 PROJECT 70 LANDS OWNED BY LEHIGH COUNTY TO WHITEHALL
7 TOWNSHIP, LEHIGH COUNTY; AUTHORIZING THE RELEASE OF PROJECT
8 70 RESTRICTIONS ON CERTAIN LANDS OWNED BY THE COMMONWEALTH OF
9 PENNSYLVANIA, ACTING BY AND THROUGH THE DEPARTMENT OF
10 CONSERVATION AND NATURAL RESOURCES, IN EXCHANGE FOR THE
11 IMPOSITION OF PROJECT 70 RESTRICTIONS ON OTHER LANDS TO BE
12 ACQUIRED BY THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND
13 THROUGH THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES;
14 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
15 APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS AFFAIRS
16 AND THE GOVERNOR, TO GRANT AND CONVEY TO MONROE COUNTY
17 MUNICIPAL WASTE MANAGEMENT AUTHORITY, OR ITS SUCCESSORS OR
18 ASSIGNS, CERTAIN LANDS, BUILDINGS AND IMPROVEMENTS SITUATE IN
19 STROUD TOWNSHIP, MONROE COUNTY; AND AUTHORIZING THE
20 DEPARTMENT OF GENERAL SERVICES AND EAST STROUDSBURG
21 UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION, WITH THE
22 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO EAST
23 STROUDSBURG BOROUGH, A CERTAIN PERMANENT PUBLIC SANITARY
24 SEWER EASEMENT AND CERTAIN PERMANENT PUBLIC WATER SUPPLY
25 SYSTEM EASEMENTS SITUATE IN EAST STROUDSBURG BOROUGH, MONROE
26 COUNTY.

27 The General Assembly of the Commonwealth of Pennsylvania
28 hereby enacts as follows:

29 Section 1. Restrictions in the Borough of Topton, Berks County.

1 (a) Authorization.--Under the requirements of section 20(b)
2 of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as
3 the Project 70 Land Acquisition and Borrowing Act, the General
4 Assembly hereby authorizes the release of Project 70
5 restrictions on land owned by the Borough of Topton, Berks
6 County, described in subsection (b), in return for the
7 imposition of Project 70 restrictions on land described in
8 subsection (c).

9 (b) Land to be released from Project 70 restrictions.--The
10 land to be released from Project 70 restrictions is as follows:
11 ALL THAT CERTAIN tract or parcel of land located north of West
12 Weiss Street (54-foot right-of-way) between South Cherry Street
13 (54-foot right-of-way) and South Callowhill Street (54-foot
14 right-of-way), situate in the Borough of Topton, County of
15 Berks, Commonwealth of Pennsylvania, being a portion of the
16 lands of the Borough of Topton to be conveyed to Robert S. and
17 Louise E. Blanchard, as shown on and described in accordance
18 with Lot Conveyance Exhibit, Lands of the Borough of Topton to
19 be Conveyed to Robert S. & Louise E. Blanchard (EX-1), prepared
20 by Barry Isett and Associates, Inc., dated January 12, 2017, as
21 follows:

22 COMMENCING at the intersection of the northerly right-of-way
23 line of said West Weiss Street and the westerly right-of-way
24 line of said Cherry Street; thence along said westerly right-of-
25 way line of Cherry Street, as shown on the aforesaid Lot
26 Conveyance Exhibit, Lands of the Borough of Topton to be
27 Conveyed to Robert S. & Louise E. Blanchard (EX-1), passing
28 partially in an through Evergreen Drive (18-foot right-of-way),
29 North 16 degrees 30 minutes 36 seconds West, 342.36 feet to a 1"
30 pipe found at the common corner of lands of Paul Carl and Nina

1 Beck and lands of Ronald C. and Wilma M. Herman; thence along
2 the common line of said lands of Paul Carl and Nina Beck and
3 lands of Ronald C. and Wilma M. Herman, South 73 degrees 29
4 minutes 10 seconds West, 168.72 feet to a 1" rod leaning to the
5 east found at the TRUE POINT OF BEGINNING of the herein
6 described; thence along said land of Paul Carl and Nina Beck,
7 South 25 degrees 42 minutes 18 seconds West, 17.01 feet to a 2"
8 pipe found; thence along the lands of Robert S. and Louise E.
9 Blanchard, grantees herein, South 26 degrees 05 minutes 28
10 seconds West, 150.58 feet; thence through the lands of the
11 Borough of Tipton, grantors herein, the following four (4)
12 courses and distances;

- 13 (1) North 12 degrees 46 minutes 36 seconds East, 58.37 feet;
- 14 (2) North 22 degrees 45 minutes 09 seconds East, 31.60 feet;
- 15 (3) North 26 degrees 21 minutes 05 seconds East, 65.57 feet;
- 16 (4) North 73 degrees 29 minutes 10 seconds East, 20.20 feet to
17 the TRUE POINT OF BEGINNING.

18 CONTAINING: 1,930 square feet.

19 Subject to all covenants and agreements of record.

20 BEING a portion of the same premises which John J. Leibensperger
21 and Vertie Mae Leibensberger, his wife, by deed dated December
22 14, 1949, and recorded in the Office of the Recorder of Deeds in
23 and for the County of Berks, PA., in Deed Book Volume 1052 Page
24 246, did grant and convey unto the Borough of Tipton, a
25 Municipal Corporation of the State of Pennsylvania.

26 A portion of Berks County Tax PIN 546320910811.

27 (c) Land subject to the imposition of Project 70
28 restrictions.--The land to be acquired by the Borough of Tipton,
29 Berks County, on which Project 70 restrictions are to be imposed
30 is as follows:

1 ALL THAT CERTAIN tract or parcel of land located north of West
2 Weiss Street (54-foot right-of-way) between South Cherry Street
3 (54-foot right-of-way) and South Callowhill Street (54-foot
4 right-of-way), situate in the Borough of Topton, County of
5 Berks, Commonwealth of Pennsylvania, being a portion of the
6 lands of Robert S. and Louise E. Blanchard to be conveyed to the
7 Borough of Topton, as shown on and described in accordance with
8 Lot Conveyance Exhibit, Lands of Robert S. & Louise E. Blanchard
9 to be Conveyed to the Borough of Topton (EX-2), prepared by
10 Barry Isett and Associates, Inc., dated January 12, 2017, as
11 follows:

12 COMMENCING at the intersection of the westerly right-of-way line
13 of said South Cherry Street and northerly right-of-way line of
14 said West Weiss Street; thence along said northerly right-of-way
15 line of West Weiss Street, as shown on the aforesaid Lot
16 Conveyance Exhibit, Lands of Robert S. & Louise E. Blanchard to
17 be Conveyed to the Borough of Topton (EX-2), South 73 degrees 35
18 minutes 22 seconds West, 374.16 feet to the TRUE POINT OF
19 BEGINNING of the herein described; thence along said northerly
20 right-of-way line of said West Weiss Street, South 73 degrees 35
21 minutes 22 seconds West, 40.98 feet; thence along the lands of
22 the Borough of Topton, grantees herein, the following two (2)
23 courses and distances;

24 (1) North 16 degrees 20 minutes 38 seconds West, 73.72 feet;

25 (2) North 26 degrees 05 minutes 28 seconds East, passing along
26 the western terminus of Evergreen Drive (18-foot right-of-way)
27 at a distance of 133.18 feet, for a total of 196.26 feet; thence
28 through the aforesaid lands of Robert S. and Louise E.

29 Blanchard, grantors herein, the following five (5) courses and
30 distances;

1 (1) South 12 degrees 46 minutes 36 seconds West, passing
2 through said Evergreen Drive at a distance of 32.58 feet, for a
3 total distance of 100.61 feet;

4 (2) South 35 degrees 04 minutes 47 seconds West, 30.00 feet;

5 (3) South 1 degree 32 minutes 33 seconds West, 32.93 feet;

6 (4) South 21 degrees 22 minutes 03 seconds East, 30.00 feet;

7 (5) South 3 degrees 30 minutes 41 seconds East, 52.00 feet to
8 the TRUE POINT OF BEGINNING.

9 CONTAINING: 6,863 square feet.

10 Subject to all covenants and agreements of record.

11 BEING a portion of the same premises which Wayne M. Eltz and
12 Ruth Eltz, his wife, by deed dated July 28, 1970, and recorded
13 in the Office of the Recorder of Deeds in and for the County of
14 Berks, PA., in Deed Book Volume 1570 Page 754, did grant and
15 convey unto Robert S. Blanchard and Louise E. Blanchard, husband
16 and wife.

17 A portion of Berks County Tax PIN 546320912577.

18 (d) Deed restriction.--The deed of conveyance for the land
19 described in subsection (c) shall contain the following clause:

20 This indenture is given to provide land for recreation,
21 conservation and historical purposes, as said purposes are
22 defined in the act of June 22, 1964 (Sp.Sess., P.L.131,
23 No.8), known as the Project 70 Land Acquisition and Borrowing
24 Act.

25 SECTION 2. LANDS TO BE TRANSFERRED TO WHITEHALL TOWNSHIP, <--
26 LEHIGH COUNTY.

27 (A) AUTHORIZATION.--UNDER THE REQUIREMENTS OF SECTION 20(B)
28 OF THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS
29 THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE GENERAL
30 ASSEMBLY HEREBY AUTHORIZES THE TRANSFER OF THE TITLE FOR A

1 PORTION OF THE PROJECT 70 LANDS OWNED BY LEHIGH COUNTY, KNOWN AS
2 THE JORDAN CREEK PARKWAY, WHICH ARE MORE PARTICULARLY DESCRIBED
3 IN SUBSECTION (C), TO WHITEHALL TOWNSHIP, LEHIGH COUNTY.

4 (B) PROJECT 70 RESTRICTIONS.--THE LANDS DESCRIBED IN
5 SUBSECTION (C) SHALL BE TRANSFERRED WITH ALL EXISTING
6 RESTRICTIONS CURRENTLY IMPOSED BY THE PROJECT 70 LAND
7 ACQUISITION AND BORROWING ACT UPON CONVEYANCE OF THE LANDS TO
8 WHITEHALL TOWNSHIP, LEHIGH COUNTY.

9 (C) PROPERTY DESCRIPTION.--THE PARCELS OF LAND TO BE
10 TRANSFERRED WITH EXISTING PROJECT 70 RESTRICTIONS ARE LOCATED IN
11 WHITEHALL TOWNSHIP, LEHIGH COUNTY, AND ARE MORE PARTICULARLY
12 BOUNDED AND DESCRIBED AS FOLLOWS:

13 (1) PARCEL 45.

14 ALL THAT CERTAIN TRACT OF LAND LOCATED ALONG JORDAN CREEK NORTH
15 OF PENNSYLVANIA STATE HIGHWAY (U.S. ROUTE 22, L.R. 771) IN THE
16 SECOND WARD OF THE TOWNSHIP OF WHITEHALL, COUNTY OF LEHIGH AND
17 COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS
18 FOLLOWS:

19 BEGINNING AT A POINT IN THE LINE DIVIDING LANDS NOW OR LATE OF
20 MICHAEL PUCHYR AND MARY PUCHYR, HUSBAND AND WIFE, AND D.S.
21 SAUSMAN ENTERPRISES, INC., AND IN THE NORTHERN RIGHT-OF-WAY LINE
22 OF PENNSYLVANIA STATE HIGHWAY (U.S. ROUTE 22, L.R. 771), THENCE
23 ALONG SAID RIGHT-OF-WAY LINE SOUTH 72 DEGREES 02 MINUTES 55
24 SECONDS WEST, 261.96 FEET, CROSSING JORDAN CREEK TO A POINT,
25 THENCE ALONG LAND NOW OR LATE OF THE TOWNSHIP OF WHITEHALL,
26 NORTH 0 DEGREES 21 MINUTES 45 SECONDS WEST, 96.77 FEET TO A
27 POINT, THENCE ALONG LANDS NOW OR LATE OF HORACE E. MCCREADY AND
28 RUTH A. MCCREADY, HUSBAND AND WIFE, AND IN AND ALONG JORDAN
29 CREEK THE THREE (3) FOLLOWING COURSES AND DISTANCES:

30 1. NORTH 12 DEGREES 40 MINUTES 45 SECONDS WEST, 455.00

1 FEET TO A POINT,
2 2. NORTH 5 DEGREES 34 MINUTES 15 SECONDS EAST, 220.00
3 FEET TO A POINT, AND
4 3. NORTH 22 DEGREES 39 MINUTES 20 SECONDS EAST, 1270.69
5 FEET TO A POINT,
6 THENCE ALONG LAND NOW OR LATE OF RICHARD J. DEPPE, SOUTH 78
7 DEGREES 19 MINUTES 33 SECONDS EAST, 226.30 FEET TO A POINT,
8 THENCE ALONG OTHER LAND NOW OR LATE OF MICHAEL PUCHYR, SOUTH 11
9 DEGREES 40 MINUTES 27 SECONDS WEST, 85.00 FEET TO A POINT,
10 THENCE IN AND THROUGH LAND NOW OR LATE OF MICHAEL PUCHYR AND
11 MARY PUCHYR, HUSBAND AND WIFE, THE FOUR (4) FOLLOWING COURSES
12 AND DISTANCES:
13 1. NORTH 78 DEGREES 19 MINUTES 33 SECONDS WEST, 70.00
14 FEET TO A POINT,
15 2. SOUTH 20 DEGREES 39 MINUTES 07 SECONDS WEST, 1208.42
16 FEET TO A POINT,
17 3. SOUTH 4 DEGREES 17 MINUTES 20 SECONDS WEST, 160.45
18 FEET TO A POINT, AND
19 4. SOUTH 13 DEGREES 06 MINUTES 10 SECONDS EAST, 110.59
20 FEET TO AN IRON PIPE,
21 THENCE ALONG LAND NOW OR LATE OF D.S. SAUSMAN ENTERPRISES, INC.,
22 THE TWO (2) FOLLOWING COURSES AND DISTANCES:
23 1. BY A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET
24 FOR A DISTANCE OF 23.81 FEET TO AN IRON PIPE,
25 2. SOUTH 17 DEGREES 57 MINUTES 05 SECONDS EAST, 334.54
26 FEET TO THE PLACE OF BEGINNING.
27 CONTAINING 9.15792 ACRES
28 (2) PARCEL 46.
29 ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE SECOND WARD OF THE
30 TOWNSHIP OF WHITEHALL, COUNTY OF LEHIGH AND COMMONWEALTH OF

1 PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
2 BEGINNING AT A POINT IN THE SOUTHERN LINE OF LAND NOW OR LATE OF
3 R.L. HUNSICKER AND IN THE EASTERN LINE OF MICKLEY ROAD (T 862
4 THIRTY-THREE FEET WIDE) THENCE ALONG THE SOUTHERN LINE OF LAND
5 NOW OR LATE OF R.L. HUNSICKER SOUTH 68 DEGREES 53 MINUTES 50
6 SECONDS EAST, 164.40 FEET TO A POINT, THENCE IN JORDAN CREEK AND
7 ALONG LAND NOW OR LATE OF RICHARD J. DEPPE SOUTH 1 DEGREE 09
8 MINUTES 18 SECONDS WEST, 33.17 FEET TO A POINT, THENCE IN JORDAN
9 CREEK AND ALONG LAND NOW OR LATE OF MICHAEL PUCHYR THE THREE (3)
10 FOLLOWING COURSES AND DISTANCES:

11 1. SOUTH 22 DEGREES 39 MINUTES 20 SECONDS WEST, 1270.69
12 FEET TO A POINT,

13 2. SOUTH 5 DEGREES 34 MINUTES 15 SECONDS WEST, 220.00
14 FEET TO A POINT, AND

15 3. SOUTH 12 DEGREES 40 MINUTES 45 SECONDS EAST, 455.00
16 FEET TO A POINT.

17 THENCE ALONG LAND OF TOWNSHIP OF WHITEHALL NORTH 59 DEGREES 49
18 MINUTES 05 SECONDS WEST, 462.01 FEET TO A POINT, THENCE ALONG
19 LAND NOW OR LATE OF WALTER D. JENKINS THE TWO (2) FOLLOWING
20 COURSES AND DISTANCES:

21 1. NORTH 0 DEGREES 04 MINUTES 05 SECONDS WEST, 255.83
22 FEET TO A POINT, AND

23 2. NORTH 77 DEGREES 25 MINUTES 05 SECONDS WEST, 194.73
24 FEET TO A POINT,

25 THENCE IN AND THROUGH LAND NOW OR LATE OF HORACE W. MCCREADY AND
26 RUTH A. MCCREADY, HUSBAND AND WIFE, AND ALONG THE EASTERN SIDE
27 OF MICKLEY ROAD (T862) THE EIGHT (8) FOLLOWING COURSES AND
28 DISTANCES:

29 1. NORTH 33 DEGREES 28 MINUTES 20 SECONDS EAST, 213.75
30 FEET TO A POINT,

1 2. BY A CURVE TO THE RIGHT WITH A RADIUS OF 823.03 FEET
2 FOR A DISTANCE OF 252.88 FEET TO A POINT,
3 3. NORTH 51 DEGREES 04 MINUTES 36 SECONDS EAST, 23.73
4 FEET TO A POINT,
5 4. BY A CURVE TO THE LEFT WITH A RADIUS OF 712.85 FEET
6 FOR A DISTANCE OF 102.20 FEET TO A POINT,
7 5. NORTH 42 DEGREES 51 MINUTES 45 SECONDS EAST, 163.14
8 FEET TO A POINT,
9 6. BY A CURVE TO THE LEFT WITH A RADIUS OF 660.83 FEET
10 FOR A DISTANCE OF 263.13 FEET TO A POINT,
11 7. NORTH 20 DEGREES 02 MINUTES 45 SECONDS EAST, 594.61
12 FEET TO A POINT, AND
13 8. NORTH 19 DEGREES 10 MINUTES 45 SECONDS EAST, 49.70
14 FEET TO THE PLACE OF BEGINNING.

15 CONTAINING 10.97075 ACRES.

16 (D) EXISTING RESTRICTIONS.--THE FOLLOWING RESTRICTIONS SHALL
17 REMAIN IN THE DEEDS OF CONVEYANCE FOR THE LANDS DESCRIBED IN
18 SUBSECTION (C): THIS INDENTURE IS GIVEN TO PROVIDE LAND FOR
19 RECREATION, CONSERVATION AND HISTORICAL PURPOSES, AS SAID
20 PURPOSES ARE DEFINED IN THE ACT OF JUNE 22, 1964 (SP.SESS.,
21 P.L.131, NO.8), KNOWN AS THE PROJECT 70 LAND ACQUISITION AND
22 BORROWING ACT.

23 SECTION 3. RESTRICTIONS ON PROPERTY OWNED BY THE COMMONWEALTH,
24 ACTING BY AND THROUGH THE DEPARTMENT OF CONSERVATION
25 AND NATURAL RESOURCES.

26 (A) AUTHORIZATION.--UNDER THE REQUIREMENTS OF SECTION 20(B)
27 OF THE ACT OF JUNE 22, 1964, (SP. SESS., P.L.131, NO.8), KNOWN
28 AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE
29 GENERAL ASSEMBLY HEREBY AUTHORIZES THE RELEASE OF PROJECT 70
30 RESTRICTIONS ON LAND OWNED BY THE COMMONWEALTH, ACTING BY AND

1 THROUGH THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES,
2 WHICH IS MORE PARTICULARLY DESCRIBED IN SUBSECTION (B), IN
3 EXCHANGE FOR THE IMPOSITION OF PROJECT 70 RESTRICTIONS ON LAND,
4 WHICH IS MORE PARTICULARLY DESCRIBED IN SUBSECTION (C).

5 (B) LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS.--THE
6 LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS IS AS FOLLOWS:

7 ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN UPPER
8 UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BEING BOUNDED
9 AND DESCRIBED ACCORDING TO PENNSYLVANIA TURNPIKE COMMISSION PLAN
10 NO. RW 6018-C, WBS NO. T-308.00T001-4-10, DATED APRIL 20, 2018,
11 MILEPOST T308.12 TO T308.52, AND AS FOLLOWS TO WIT:

12 FIRST:

13 BEGINNING AT A POINT ON THE SOUTHERLY LEGAL RIGHT-OF-WAY LINE
14 FOR LIMITED ACCESS OF THE GRANTEE AND THE WESTERLY LEGAL RIGHT-
15 OF-WAY LINE OF STYER ROAD (T-457), SAID POINT BEING LOCATED
16 100.00 FEET RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
17 BASELINE STATION 754+71±;

18 THENCE THROUGH LANDS OF THE GRANTOR AND ALONG THE WESTERLY
19 LEGAL RIGHT-OF-WAY LINE OF STYER ROAD (T-457), SOUTH 39°45'56"
20 WEST, 60.26 FEET TO A POINT BEING LOCATED 160.00 FEET, RIGHT OF
21 AND OPPOSITE SURVEY AND RIGHT-OF-WAY BASELINE STATION 754+77±;

22 THENCE THROUGH LAND OF THE GRANTOR AND ALONG THE REQUIRED
23 RIGHT-OF-WAY LINE FOR LIMITED ACCESS THE FOLLOWING THREE (3)
24 COURSES AND DISTANCES:

25 1. NORTH 44°56'27" WEST, 599.92 FEET TO A POINT BEING
26 LOCATED 160.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
27 WAY BASELINE STATION 748+77.00;

28 2. NORTH 46°49'41" WEST, 607.33 FEET TO A POINT BEING
29 LOCATED 180.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
30 WAY BASELINE STATION 742+70.00;

1 3. NORTH 44°56'27" WEST, 28.61 FEET TO A POINT ON THE LINE
2 NOW OR FORMERLY OF THE PENNSYLVANIA TURNPIKE COMMISSION, SAID
3 POINT BEING LOCATED 180.00 FEET RIGHT OF AND OPPOSITE SURVEY AND
4 RIGHT-OF-WAY BASELINE STATION 742+41±;

5 THENCE ALONG LAND NOW OR FORMERLY OF THE PENNSYLVANIA
6 TURNPIKE COMMISSION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

7 1. NORTH 50°21'47" EAST, 14.32 FEET TO A POINT BEING LOCATED
8 166 FEET, MORE OR LESS, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-
9 OF-WAY BASELINE STATION 742+43±;

10 2. NORTH 28°26'03" EAST, 68.60 FEET TO A POINT ON THE
11 SOUTHERLY LEGAL RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF THE
12 GRANTEE, SAID POINT BEING LOCATED 100.00 FEET, MORE OR LESS,
13 RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY BASELINE STATION
14 742+23±;

15 THENCE ALONG THE SOUTHERLY LEGAL RIGHT-OF-WAY LINE FOR
16 LIMITED ACCESS OF THE GRANTEE, SOUTH 44°56'27" EAST, 1248.27
17 FEET TO THE POINT OF BEGINNING.

18 CONTAINING 1.863 ACRES

19 SECOND:

20 BEGINNING AT A POINT ON THE SOUTHERLY LEGAL RIGHT-OF-WAY LINE
21 FOR LIMITED ACCESS OF THE GRANTEE AND THE EASTERLY LEGAL RIGHT-
22 OF-WAY LINE OF STYER ROAD (T-457), SAID POINT BEING LOCATED
23 102.02 FEET RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
24 BASELINE STATION 755+05±;

25 THENCE ALONG THE SOUTHERLY LEGAL RIGHT-OF-WAY LINE FOR
26 LIMITED ACCESS OF THE GRANTEE THE FOLLOWING FOUR (4) COURSES AND
27 DISTANCES:

28 1. SOUTH 33°37'26" EAST, 40.66 FEET TO A POINT BEING LOCATED
29 110.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
30 BASELINE STATION 755+45±;

1 2. SOUTH 44°56'27" EAST, 799.40 FEET TO A POINT BEING
2 LOCATED 110.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
3 WAY BASELINE STATION 763+44±;

4 3. SOUTH 56°15'27" EAST, 50.96 FEET TO A POINT BEING LOCATED
5 100.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
6 BASELINE STATION 763+94±;

7 4. SOUTH 44°56'27" EAST, 52.89 FEET TO A POINT ON THE LINE
8 NOW OR FORMERLY OF ROBIN W. AND JUDY A. REID, SAID POINT BEING
9 LOCATED 100.00 FEET RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
10 WAY BASELINE STATION 764+47±;

11 THENCE ALONG LAND NOW OF FORMERLY OF ROBIN W. AND JUDY A.
12 REID, SOUTH 14°05'18" WEST, 29.24 FEET TO A POINT BEING LOCATED
13 125 FEET, MORE OR LESS, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-
14 OF-WAY BASELINE STATION 764+62±;

15 THENCE THROUGH LAND OF THE GRANTOR AND ALONG THE REQUIRED
16 RIGHT-OF-WAY LINE FOR LIMITED ACCESS THE FOLLOWING SIX (6)
17 COURSES AND DISTANCES:

18 1. NORTH 75°54'42" WEST, 87.31 FEET TO A POINT BEING LOCATED
19 170.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
20 BASELINE STATION 763+87.00;

21 2. NORTH 44°56'27" WEST, 127.00 FEET TO A POINT BEING
22 LOCATED 170.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
23 WAY BASELINE STATION 762+60.00;

24 3. NORTH 45°03'33" EAST, 10.00 FEET TO A POINT BEING LOCATED
25 160.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
26 BASELINE STATION 762+60.00;

27 4. NORTH 44°56'27" WEST, 295.00 FEET TO A POINT BEING
28 LOCATED 160.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-
29 WAY BASELINE STATION 759+65.00;

30 5. SOUTH 45°03'33" WEST, 5.00 FEET TO A POINT BEING LOCATED

1 165.00 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
2 BASELINE STATION 759+65.00;

3 6. NORTH 44°56'27" WEST, 454.48 FEET TO A POINT ON THE
4 EASTERLY LEGAL RIGHT-OF-WAY LINE OF STYER ROAD (T-457), SAID
5 POINT BEING LOCATED 165.00 FEET, RIGHT OF AND OPPOSITE SURVEY
6 AND RIGHT-OF-WAY BASELINE STATION 755+11±;

7 THENCE ALONG THE EASTERLY LEGAL RIGHT-OF-WAY LINE OF STYER
8 ROAD (T-457), NORTH 39°45'56" EAST, 63.25 FEET TO THE POINT OF
9 BEGINNING.

10 CONTAINING 1.176 ACRES

11 THIRD:

12 BEGINNING AT A POINT ON THE REQUIRED RIGHT-OF-WAY LINE FOR
13 LIMITED ACCESS, SAID POINT BEING LOCATED 160.00 FEET, RIGHT OF
14 AND OPPOSITE SURVEY AND RIGHT-OF-WAY BASELINE STATION 759+65.00;

15 THENCE ALONG THE REQUIRED RIGHT-OF-WAY LINE FOR LIMITED
16 ACCESS, SOUTH 44°56'27" EAST, 65.00 FEET TO A POINT BEING
17 LOCATED 160 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
18 BASELINE STATION 760+30;

19 THENCE THROUGH LAND OF THE GRANTOR THE FOLLOWING THREE (3)
20 COURSES AND DISTANCES:

21 1. SOUTH 45°03'33" WEST, 50.00 FEET TO A POINT BEING LOCATED
22 210 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY BASELINE
23 STATION 760+30;

24 2. NORTH 44°56'27" WEST, 65.00 FEET TO A POINT BEING LOCATED
25 210 FEET, RIGHT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY BASELINE
26 STATION 759+65;

27 3. NORTH 45°03'33" EAST, 50.00 FEET TO THE POINT OF
28 BEGINNING.

29 CONTAINING 0.075 ACRE

30 FOURTH:

1 BEGINNING AT A POINT ON THE NORTHERLY LEGAL RIGHT-OF-WAY LINE
2 FOR LIMITED ACCESS OF THE GRANTEE AND THE EASTERLY LEGAL RIGHT-
3 OF-WAY LINE OF STYER ROAD (T-457), SAID POINT BEING LOCATED 100
4 FEET, MORE OR LESS, LEFT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
5 BASELINE STATION 754+91±;

6 THENCE ALONG THE EASTERLY LEGAL RIGHT-OF-WAY LINE OF STYER
7 ROAD (T-457), BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.50
8 FEET, AN ARC LENGTH OF 43.86 FEET, AND A CHORD BEARING OF NORTH
9 45°50'56" EAST, A CHORD DISTANCE OF 43.84 FEET TO A POINT BEING
10 LOCATED 144 FEET, MORE OR LESS, LEFT OF AND OPPOSITE SURVEY AND
11 RIGHT-OF-WAY BASELINE STATION 754+92±;

12 THENCE ALONG THE REQUIRED RIGHT-OF-WAY LINE FOR LIMITED
13 ACCESS AND LAND NOW OR FORMERLY OF JOHN S. AND PATRICIA M.
14 CASSEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

15 1. SOUTH 60°22'50" EAST, 57.19 FEET TO A POINT BEING LOCATED
16 159 FEET, MORE OR LESS, LEFT OF AND OPPOSITE SURVEY AND RIGHT-
17 OF-WAY BASELINE STATION 755+47±;

18 2. NORTH 80°07'06" EAST, 109.81 FEET TO A POINT BEING
19 LOCATED 249 FEET, MORE OR LESS, LEFT OF AND OPPOSITE SURVEY AND
20 RIGHT-OF-WAY BASELINE STATION 756+10±;

21 3. SOUTH 41°47'17" EAST, 201.29 FEET TO A POINT BEING
22 LOCATED 238 FEET, MORE OR LESS, LEFT OF AND OPPOSITE SURVEY AND
23 RIGHT-OF-WAY BASELINE STATION 758+11±;

24 THENCE ALONG THE REQUIRED RIGHT-OF-WAY LINE FOR LIMITED
25 ACCESS, LAND NOW OR FORMERLY OF JOHN S. AND PATRICIA M. CASSEL,
26 LAND NOW OR FORMERLY OF WILLIAM M. AND KATHLEEN A. KALKBRENNER,
27 AND LAND NOW OR FORMERLY OF NELSON L. AND KIMBERLY D. LUCAS-
28 MURPHY, SOUTH 16°06'07" EAST, 265.12 FEET TO A POINT ON THE
29 NORTHERLY LEGAL RIGHT-OF-WAY LINE OF THE GRANTEE, SAID POINT
30 BEING LOCATED 110 FEET, MORE OR LESS, LEFT OF AND OPPOSITE

1 SURVEY AND RIGHT-OF-WAY BASELINE STATION 760+43±;
2 THENCE ALONG THE NORTHERLY LEGAL RIGHT-OF-WAY LINE FOR
3 LIMITED ACCESS OF THE GRANTEE THE FOLLOWING THREE (3) COURSES
4 AND DISTANCES:

5 1. NORTH 44°56'27" WEST, 348.56 FEET TO A POINT BEING
6 LOCATED 110.00 FEET, LEFT OF AND OPPOSITE SURVEY AND RIGHT-OF-
7 WAY BASELINE STATION 756+94±;

8 2. NORTH 56°15'27" WEST, 50.96 FEET TO A POINT BEING LOCATED
9 100.00 FEET, LEFT OF AND OPPOSITE SURVEY AND RIGHT-OF-WAY
10 BASELINE STATION 756+44±;

11 3. NORTH 44°56'27" WEST, 153.50 FEET TO THE POINT OF
12 BEGINNING.

13 CONTAINING 1.186 ACRES

14 BEING PORTIONS OF THE SAME PROPERTIES THAT THE CHESTER COUNTY
15 WATER RESOURCES AUTHORITY, BY ITS DEED DATED NOVEMBER 7, 1969
16 AND RECORDED NOVEMBER 7, 1969, IN THE RECORDER OF DEEDS OFFICE
17 IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN DEED BOOK C39, PAGE
18 290, AND ITS DEED DATED FEBRUARY 20, 1978 AND RECORDED FEBRUARY
19 20, 1978, IN THE RECORDER OF DEEDS OFFICE IN AND FOR CHESTER
20 COUNTY, PENNSYLVANIA, IN DEED BOOK M52, PAGE 300, GRANTED AND
21 CONVEYED UNTO THE COMMONWEALTH OF PENNSYLVANIA.

22 (C) LAND SUBJECT TO THE IMPOSITION OF PROJECT 70
23 RESTRICTIONS.--THE LAND TO BE ACQUIRED BY THE COMMONWEALTH,
24 ACTING BY AND THROUGH THE DEPARTMENT OF CONSERVATION AND NATURAL
25 RESOURCES, ON WHICH PROJECT 70 RESTRICTIONS ARE TO BE IMPOSED,
26 IS AS FOLLOWS:

27 ALL THAT CERTAIN PARCEL OF LAND SITUATED IN WALLACE TOWNSHIP,
28 CHESTER COUNTY, PENNSYLVANIA, BEING A PART OF UPI 31-4-145,
29 BEING A TURNPIKE MITIGATION AREA ACCORDING TO A NEW SURVEY
30 THEREOF AS SHOWN ON A PLAN OF PROPERTY BOUNDARY SURVEY FOR

1 NATURAL LANDS, PREPARED BY BEIDEMAN ASSOCIATES, GLENMOORE,
2 PENNSYLVANIA, DATED FEBRUARY 22, 2018, AND BEING MORE FULLY
3 DESCRIBED AS FOLLOWS:

4 BEGINNING AT AN INTERIOR POINT, A CORNER OF A
5 COUNTY/STATE/HIGHLANDS FUNDING AREA, AND ON LINE OF LAND OF THE
6 COMMONWEALTH OF PENNSYLVANIA (UPI 31-4-146); WHICH INTERIOR
7 POINT OF BEGINNING IS LOCATED AS FOLLOWS FROM THE POINT OF
8 INTERSECTION OF THE TITLE LINE IN MARSHALL ROAD (S.R. 4033) AND
9 THE TITLE LINE IN CHALFONT ROAD (T-423), BEING AT THE
10 INTERSECTION OF LITTLE CONESTOGA ROAD (S.R. 4016) EXTENDING TO
11 THE NORTH AND EAST, MARSHALL ROAD EXTENDING TO THE WEST, AND
12 CHALFONT ROAD EXTENDING TO THE SOUTH; COMMENCING THENCE ALONG
13 THE TITLE LINE IN CHALFONT ROAD AND ALONG THE CHARLES ANDREWS
14 SUBDIVISION RECORDED IN PLAN BOOK 56 PAGE 13, THE THREE (3)
15 FOLLOWING COURSES AND DISTANCES: 1) SOUTH 14 DEGREES 34 MINUTES
16 31 SECONDS EAST 585.32 FEET TO A POINT; 2) CROSSING THROUGH THE
17 ANDREWS LANE INTERSECTION, SOUTH 20 DEGREES 24 MINUTES 31
18 SECONDS 369.89 EAST FEET TO A POINT; AND 3) SOUTH 30 DEGREES 30
19 MINUTES 31 SECONDS EAST 363.53 FEET TO A POINT; THENCE
20 CONTINUING ALONG THE TITLE LINE IN CHALFONT ROAD AND ALONG THE
21 CHALFONT-ST. GILES SUBDIVISION RECORDED AS PLAN NUMBER 13270,
22 CROSSING THROUGH THE WATERVIEW DRIVE INTERSECTION, SOUTH 21
23 DEGREES 33 MINUTES 32 SECONDS EAST 411.98 FEET TO A POINT, A
24 CORNER OF LAND OF THE COMMONWEALTH OF PENNSYLVANIA (UPI 31-4-
25 146); THENCE LEAVING CHALFONT ROAD AND ALONG SAID LAND OF THE
26 COMMONWEALTH OF PENNSYLVANIA, SOUTH 44 DEGREES 35 MINUTES 45
27 SECONDS WEST 65.60 FEET TO A CORNER OF THE HEREIN DESCRIBED
28 TURNPIKE MITIGATION AREA, AN INTERIOR POINT AND THE TRUE POINT
29 OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG
30 SAID LAND OF THE COMMONWEALTH OF PENNSYLVANIA, CROSSING A

1 COPPERWELD FOUND AT A DISTANCE OF 19.24 FEET, SOUTH 44 DEGREES
2 35 MINUTES 45 SECONDS WEST A TOTAL DISTANCE OF 1165.92 FEET TO A
3 CONCRETE MONUMENT FOUND AT A CORNER OF LAND OF PHILADELPHIA
4 SUBURBAN WATER COMPANY, NOW AQUA PENNSYLVANIA, INC. (UPI 31-4-
5 143); THENCE ALONG SAID LAND, NORTH 38 DEGREES 22 MINUTES 44
6 SECONDS WEST 183.64 FEET TO A CORNER OF THE AFOREMENTIONED
7 COUNTY/STATE/HIGHLANDS FUNDING AREA; THENCE THROUGH UPI 31-4-145
8 OF WHICH THIS IS A PART, AND ALONG THE COUNTY/STATE/HIGHLANDS
9 FUNDING AREA, NORTH 44 DEGREES 35 MINUTES 45 SECONDS EAST
10 1224.02 FEET TO A POINT; THENCE ALONG THE SAME, SOUTH 21 DEGREES
11 33 MINUTES 32 SECONDS EAST 199.27 FEET TO THE POINT OF
12 BEGINNING.

13 CONTAINING 5.000 ACRES OF LAND BE THE SAME MORE OR LESS.

14 BEING PART OF UPI NUMBER 31-4-145.

15 BEING A PART OF THE SAME PREMISES WHICH DEKAMODO INVESTMENT
16 PARTNERSHIP, L.P., BY DEED DATED DECEMBER 19, 2017, AND RECORDED
17 DECEMBER 29, 2017, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND
18 FOR THE COUNTY OF CHESTER, PENNSYLVANIA, IN RECORD BOOK 9675
19 PAGE 243, GRANTED AND CONVEYED TO NATURAL LANDS TRUST, A
20 PENNSYLVANIA NON-PROFIT CORPORATION.

21 (D) CLAUSE.--PROJECT 70 RESTRICTIONS SHALL BE IMPOSED ON THE
22 LANDS DESCRIBED IN SUBSECTION (C) BY THE FOLLOWING DEED CLAUSE:

23 THIS LAND TO BE USED FOR PARK, RECREATION, AND CONSERVATION
24 PURPOSES IN ACCORDANCE WITH PROVISIONS OF THE ACT OF JUNE 22,
25 1964 (SP. SESS., P.L. 131, NO. 8), KNOWN AS THE PROJECT 70 LAND
26 ACQUISITION AND BORROWING ACT.

27 (E) EASEMENTS.--THE CONVEYANCES DESCRIBED IN THIS SECTION
28 SHALL BE SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS,
29 SERVITUDES AND RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO
30 STREETS, ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,

1 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
2 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
3 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
4 THE LAND OR IMPROVEMENTS ERECTED THEREON.

5 SECTION 4. CONVEYANCE IN STROUD TOWNSHIP, MONROE COUNTY.

6 (A) AUTHORIZATION FOR CONVEYANCE.--THE DEPARTMENT OF GENERAL
7 SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND
8 VETERANS AFFAIRS AND THE GOVERNOR, IS AUTHORIZED ON BEHALF OF
9 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO MONROE
10 COUNTY MUNICIPAL WASTE MANAGEMENT AUTHORITY, OR ITS SUCCESSORS
11 OR ASSIGNS, THE TRACT OF LAND DESCRIBED UNDER SUBSECTION (B)
12 TOGETHER WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON,
13 SITUATE IN STROUD TOWNSHIP, MONROE COUNTY, FOR \$45,000 AND UNDER
14 TERMS AND CONDITIONS TO BE ESTABLISHED IN A LEASE WITH THE
15 OPTION TO PURCHASE AGREEMENT WITH THE DEPARTMENT OF GENERAL
16 SERVICES.

17 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
18 SUBSECTION (A) CONSISTS OF APPROXIMATELY 10.01 ACRES OF LAND AND
19 ANCILLARY BUILDINGS LOCATED THEREON, BOUNDED AND MORE
20 PARTICULARLY DESCRIBED AS FOLLOWS:

21 ALL THAT CERTAIN TRACT, PARCEL OR PIECE OF LAND SITUATE IN
22 THE TOWNSHIP OF STROUD, COUNTY OF MONROE AND STATE OF
23 PENNSYLVANIA, BOUNDED AND DESCRIBED AS WIT:

24 BEGINNING AT A POINT NEAR THE MIDDLE OF THE STATE ROAD
25 LEADING FROM SHAFERS SCHOOL HOUSE TO N/F WIGWAM PARK; THENCE
26 ALONG THE NORTHEASTERLY SIDE OF A TOWNSHIP ROAD (BEARING FROM
27 THE M.M. OF 1961) SOUTH 85 DEGREES 20 MINUTES WEST (AT 62.79
28 FEET PASSING AN IRON PIPE) 1089.67 FEET TO AN IRON PIPE; THENCE
29 BY OTHER LANDS OF N/F MARION C. BRISLIN, OF WHICH THIS TRACT WAS
30 FORMERLY A PART, NORTH 29 DEGREES 43 MINUTES 5 SECONDS WEST 345

1 FEET TO AN IRON PIPE; THENCE BY THE SAME, NORTH 82 DEGREES 9
2 MINUTES 15 SECONDS EAST (AT 1347.74 FEET PASSING AN ARC PIPE)
3 1371.73 FEET TO A POINT NEAR THE MIDDLE OF SAID STATE ROAD;
4 THENCE AVERAGING THE MIDDLE OF SAID STATE ROAD, SOUTH 4 DEGREES
5 31 MINUTES WEST 196.80 FEET TO A POINT; THENCE BY THE SAME,
6 SOUTH 23 DEGREES 7 MINUTES 40 SECONDS WEST 219.69 FEET TO THE
7 PLACE OF BEGINNING.

8 CONTAINING 10.01 ACRES, MORE OR LESS.

9 BEING PARCEL ID NO: 17638000962284.

10 BEING THE SAME PREMISES CONVEYED FROM MARION C. BRISLIN,
11 WIDOW, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
12 DECEMBER 12, 1962, RECORDED IN THE MONROE COUNTY RECORDER OF
13 DEEDS OFFICE IN DEED BOOK 308, PAGE 996.

14 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
15 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
16 RIGHTS OF OTHERS INCLUDING, BUT NOT CONFINED TO, STREETS,
17 ROADWAYS AND RIGHTS OF TELEPHONE, TELEGRAPH, WATER, ELECTRIC,
18 GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND SUBJECT TO
19 LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES VESTED IN THIRD
20 PERSONS APPEARING OF RECORD, FOR ANY PORTION OF THE LAND OR
21 IMPROVEMENTS ERECTED THEREON.

22 (D) CONDITION.--THE CONVEYANCE SHALL BE MADE UNDER AND
23 SUBJECT TO THE CONDITION, WHICH SHALL BE CONTAINED IN THE DEED
24 OF CONVEYANCE, THAT NO PORTION OF THE PROPERTY CONVEYED MAY BE
25 USED AS A LICENSED FACILITY, AS DEFINED IN 4 PA.C.S. § 1103
26 (RELATING TO DEFINITIONS), OR ANY OTHER SIMILAR TYPE OF FACILITY
27 AUTHORIZED UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT
28 RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEE, ITS
29 SUCCESSORS AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR
30 ASSIGNS PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE

1 CONVEYED IN THIS SECTION TO BE USED IN VIOLATION OF THIS
2 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
3 THE GRANTOR.

4 (E) DEED.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
5 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
6 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

7 (F) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE
8 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

9 (G) PROCEEDS OF SALE.--THE PROCEEDS FROM THE SALE SHALL BE
10 DEPOSITED IN THE STATE TREASURY ARMORY FUND.

11 (H) ALTERNATIVE DISPOSITION.--IN THE EVENT THAT THE
12 CONVEYANCE IS NOT EXECUTED PER THE TERMS AND CONDITIONS AS
13 ESTABLISHED IN THE LEASE WITH THE OPTION TO PURCHASE AGREEMENT
14 WITH THE DEPARTMENT OF GENERAL SERVICES, THE PROPERTY MAY BE
15 DISPOSED OF BY COMPETITIVE BID.

16 SECTION 5. EASEMENTS BY THE DEPARTMENT OF GENERAL SERVICES AND
17 EAST STROUDSBURG UNIVERSITY.

18 (A) EASEMENTS BY THE DEPARTMENT OF GENERAL SERVICES.--THE
19 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
20 GOVERNOR, IS AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
21 PENNSYLVANIA TO GRANT AND CONVEY TO EAST STROUDSBURG BOROUGH A
22 CERTAIN PERMANENT PUBLIC SANITARY SEWER EASEMENT AND CERTAIN
23 PERMANENT PUBLIC WATER SUPPLY SYSTEM EASEMENTS, SITUATE IN EAST
24 STROUDSBURG BOROUGH, MONROE COUNTY AND DESCRIBED UNDER
25 SUBSECTION (B), FOR \$1.00, FOR THE PURPOSE OF ACCESS TO, AND
26 OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, PROTECTION AND
27 SECURITY OF, A SANITARY SEWER LINE, TWO WATER WELLS AND
28 APPURTENANT FACILITIES, UNDER TERMS AND CONDITIONS TO BE
29 ESTABLISHED IN SEPARATE EASEMENT AGREEMENTS.

30 (B) DESCRIPTION OF EASEMENTS BY THE DEPARTMENT OF GENERAL

1 SERVICES.--THE EASEMENTS TO BE CONVEYED UNDER SUBSECTION (A) ARE
2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3 PUBLIC SANITARY SEWER EASEMENT

4 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE
5 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, AS
6 SHOWN ON DRAWING V0301, DATED NOVEMBER 9, 2017, TITLED "SANITARY
7 SEWER EASEMENT," PREPARED BY PENNONI ASSOCIATES, INC., 672 NORTH
8 RIVER STREET, SUITE 313, PLAINS, PENNSYLVANIA, 18705, BOUNDED
9 AND DESCRIBED AS FOLLOWS:

10 BEGINNING AT A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF
11 SMITH STREET, SAID POINT BEING NORTH 36°09'53" WEST A DISTANCE
12 OF 437.06 FEET AND NORTH 36°52'18" WEST A DISTANCE OF 197.18
13 FEET FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF
14 SMITH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORMAL
15 STREET:

16 THENCE THROUGH LANDS OF THE GENERAL STATE AUTHORITY (EAST
17 STROUDSBURG UNIVERSITY), SOUTH 49°57'11" WEST A DISTANCE OF
18 65.13 FEET TO A POINT;

19 THENCE THROUGH THE SAME, SOUTH 48°11'17" WEST A DISTANCE OF
20 95.28 FEET TO A POINT;

21 THENCE THROUGH THE SAME, SOUTH 49° 09'34" WEST A DISTANCE OF
22 192.12 FEET TO A POINT;

23 THENCE THROUGH THE SAME, SOUTH 08°04'19" WEST A DISTANCE OF
24 15.69 FEET TO A POINT;

25 THENCE THROUGH THE SAME, NORTH 75°50'35" WEST A DISTANCE OF
26 90.82 FEET TO A POINT;

27 THENCE THROUGH THE SAME, SOUTH 15°02'09" WEST A DISTANCE OF
28 207.96 FEET TO A POINT;

29 THENCE THROUGH THE SAME, SOUTH 02°06'53" WEST A DISTANCE OF
30 107.22 FEET TO A POINT;

1 THENCE THROUGH THE SAME, SOUTH 31°49'57" EAST A DISTANCE OF
2 75.12 FEET TO A POINT;

3 THENCE THROUGH THE SAME, SOUTH 33°20'32" EAST A DISTANCE OF
4 309.67 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF
5 NORMAL STREET;

6 THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORMAL
7 STREET, SOUTH 86°40'12" WEST A DISTANCE OF 25.41 FEET TO A
8 POINT;

9 THENCE THROUGH LANDS OF THE GENERAL STATE AUTHORITY (EAST
10 STROUDSBURG UNIVERSITY), NORTH 33°20'32" WEST A DISTANCE OF
11 297.25 FEET TO A POINT;

12 THENCE THROUGH THE SAME, NORTH 31°49'57" WEST A DISTANCE OF
13 33.93 FEET TO A POINT;

14 THENCE THROUGH THE SAME, SOUTH 79°47'33" WEST A DISTANCE OF
15 20.55 FEET TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF
16 ISABELLE STREET (A PRIVATE STREET);

17 THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ISABELLE
18 STREET, NORTH 33°20'32" WEST A DISTANCE OF 23.92 FEET TO A
19 POINT;

20 THENCE THROUGH LANDS OF THE GENERAL STATE AUTHORITY, NORTH
21 79°47'33" EAST A DISTANCE OF 21.23 FEET TO A POINT;

22 THENCE THROUGH THE SAME, NORTH 31°49'57" WEST A DISTANCE OF
23 24.53 FEET TO A POINT;

24 THENCE THROUGH THE SAME, NORTH 02°06'53" EAST A DISTANCE OF
25 116.43 FEET TO A POINT;

26 THENCE THROUGH THE SAME, NORTH 15°02'09" EAST A DISTANCE OF
27 232.12 FEET TO A POINT;

28 THENCE THROUGH THE SAME, SOUTH 75°50'35" EAST A DISTANCE OF
29 88.44 FEET TO A POINT;

30 THENCE THROUGH THE SAME, NORTH 49°09'34" EAST A DISTANCE OF

1 199.53 FEET TO A POINT;

2 THENCE THROUGH THE SAME, NORTH 48°11'17" EAST A DISTANCE OF
3 94.93 FEET TO A POINT;

4 THENCE THROUGH THE SAME, NORTH 49°57'11" EAST A DISTANCE OF
5 67.19' TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SMITH
6 STREET;

7 THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SMITH STREET,
8 SOUTH 36°52'18" EAST A DISTANCE OF 22.02 FEET TO A POINT, THE
9 PLACE OF BEGINNING.

10 CONTAINING A TOTAL AREA OF 26,162.32 SQUARE FEET OR 0.60
11 ACRES OF LAND, MORE OR LESS.

12 BEING ALL OF A 22' WIDE SANITARY SEWER EASEMENT CENTERED ON
13 THE EXISTING SANITARY SEWER LINE RUNNING FROM A MANHOLE LOCATED
14 ALONG SMITH STREET TO A MANHOLE LOCATED ALONG ISABELLE STREET.

15 BEING A PORTION OF THAT PROPERTY ACQUIRED BY THE GENERAL
16 STATE AUTHORITY (A PREDECESSOR OF THE DEPARTMENT OF GENERAL
17 SERVICES) BY DEED DATED JUNE 26, 1959 AND RECORDED AT THE OFFICE
18 OF THE RECORDER OF DEEDS OF MONROE COUNTY AT BOOK 255 PAGE 292.

19 BEING A PORTION OF TAX PARCEL NO. 05-2/1/6/8-1.

20 DEPARTMENT OF GENERAL SERVICES PUBLIC WATER SUPPLY SYSTEM
21 EASEMENT NO. 1

22 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
23 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
24 PENNSYLVANIA, DEPICTED AS "DGS WATER EASEMENT NO. 1" ON A PLAN
25 ENTITLED "DGS WATER EASEMENTS NO.'S 1, 2, 3 & 4" PREPARED BY RKR
26 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

27 BEGINNING AT A POINT ON THE EASTERLY LINE OF SMITH STREET,
28 SAID POINT BEING NORTH 35° 58' 34" WEST A DISTANCE OF 180.87
29 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SMITH STREET
30 AND THE NORTHERLY LINE OF EMERSON DRIVE; THENCE ALONG SAID SMITH

1 STREET, NORTH 35° 58' 34" WEST A DISTANCE OF 25.00 FEET TO A
2 POINT; THENCE EXTENDING THROUGH LANDS OF THE GENERAL STATE
3 AUTHORITY AS RECORDED IN DEED BOOK 346 PAGE 116 PARCEL NO. 3,
4 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

5 (1) NORTH 53° 59' 00" EAST A DISTANCE OF 78.14 FEET TO A
6 POINT;

7 (2) NORTH 52° 05' 05" EAST A DISTANCE OF 236.96 FEET TO A
8 POINT;

9 (3) NORTH 35° 34' 25" WEST A DISTANCE OF 41.61 FEET TO A
10 POINT;

11 (4) NORTH 55° 48' 03" EAST A DISTANCE OF 36.50 FEET TO A
12 POINT;

13 (5) NORTH 35° 33' 13" WEST A DISTANCE OF 170.70 FEET TO A
14 POINT;

15 (6) NORTH 82° 02' 59" WEST A DISTANCE OF 11.29 FEET TO A
16 POINT;

17 (7) NORTH 37° 02' 59" WEST A DISTANCE OF 153.80 FEET TO A
18 POINT;

19 THENCE ALONG AN UNIMPROVED AND UNOPENED ROAD AND LANDS OF
20 EAST STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER
21 EDUCATION AS RECORDED IN RECORD BOOK 2237 PAGE 7793 AND RECORD
22 BOOK 2129 PAGE 3153, AND AN UNNAMED TWELVE-FOOT ALLEY, NORTH 53°
23 40' 24" EAST A DISTANCE OF 172.87 FEET TO A POINT; THENCE
24 EXTENDING THROUGH LANDS OF THE GENERAL STATE AUTHORITY, THE
25 FOLLOWING TWELVE (12) COURSES AND DISTANCES:

26 (1) SOUTH 36° 03' 17" EAST A DISTANCE OF 20.00 FEET TO A
27 POINT;

28 (2) SOUTH 53° 40' 24" WEST A DISTANCE OF 157.52 FEET TO A
29 POINT;

30 (3) SOUTH 37° 02' 59" EAST A DISTANCE OF 126.54 FEET TO A

1 POINT;
2 (4) NORTH 54° 26' 47" EAST A DISTANCE OF 18.38 FEET TO A
3 POINT;
4 (5) SOUTH 35° 33' 13" EAST A DISTANCE OF 170.10 FEET TO A
5 POINT;
6 (6) SOUTH 34° 46' 08" EAST A DISTANCE OF 43.96 FEET TO A
7 POINT;
8 (7) SOUTH 55° 02' 08" WEST A DISTANCE OF 4.09 FEET TO A
9 POINT;
10 (8) SOUTH 34° 57' 52" EAST A DISTANCE OF 25.97 FEET TO A
11 POINT;
12 (9) SOUTH 54° 45' 58" WEST A DISTANCE OF 17.09 FEET TO A
13 POINT;
14 (10) SOUTH 35° 43' 23" EAST A DISTANCE OF 19.91 FEET TO A
15 POINT;
16 (11) SOUTH 54° 09' 00" WEST A DISTANCE OF 203.56 FEET TO A
17 POINT;
18 (12) SOUTH 53° 59' 00" WEST A DISTANCE OF 150.65 FEET TO A
19 POINT ON THE EASTERLY LINE OF SMITH STREET, THE PLACE OF
20 BEGINNING.

21 CONTAINING AN AREA OF 22,917 SQUARE FEET OR 0.53 ACRES.

22 BEING PART OF THE SAME PREMISES ACQUIRED BY THE GENERAL STATE
23 AUTHORITY BY DECLARATION OF TAKING FILED AT THE COURT OF COMMON
24 PLEAS OF MONROE COUNTY AT DOCKET NO. 98 FEBRUARY TERM 1967 AND
25 RECORDED AT THE MONROE COUNTY RECORDER OF DEEDS OFFICE AT DEED
26 BOOK 346 PAGE 116, PARCEL NO. 3, KNOWN AS TAX PARCEL NO. 05-
27 1/4/1/29. THE DEPARTMENT OF GENERAL SERVICES IS THE SUCCESSOR TO
28 THE GENERAL STATE AUTHORITY PURSUANT TO ACT 45 OF 1975.

29 DEPARTMENT OF GENERAL SERVICES PUBLIC WATER SUPPLY SYSTEM
30 EASEMENT NO. 2 (WELLHEAD PROTECTION ZONE, WELL NO. 1)

1 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
2 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
3 PENNSYLVANIA, DEPICTED AS "DGS WATER EASEMENT NO. 2" ON A PLAN
4 ENTITLED "DGS WATER EASEMENTS NO.'S 1, 2, 3 & 4" PREPARED BY RKR
5 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

6 BEGINNING AT THE CENTER OF EAST STROUDSBURG BOROUGH WELL #1
7 HAVING STATE PLANE COORDINATES (NAD 83 PA NORTH ZONE) NORTHING
8 313,358.9433 EASTING 2,681,023.4318; SAID WELL NO. 1 BEING NORTH
9 56° 04' 07" EAST, A DISTANCE OF 216.10 FEET FROM A CONCRETE
10 MONUMENT HAVING STATE PLANE COORDINATES (NAD 83 PA NORTH ZONE)
11 OF NORTHING 313,238.3145 EASTING 2,680,844.1287 AND MARKING THE
12 SOUTHEASTERLY CORNER OF LANDS OF EAST STROUDSBURG UNIVERSITY OF
13 THE STATE SYSTEM OF HIGHER EDUCATION AS RECORDED IN RECORD BOOK
14 1952, PAGE 435; THENCE FROM SAID POINT OF BEGINNING IN A CIRCLE
15 HAVING A RADIUS OF 200 FEET. SAID WELL HEAD PROTECTION AREA
16 SHALL ENCOMPASS ALL THE AREA OF THE CIRCLE.

17 EXCEPTING THEREFROM, ANY PORTION OVER LANDS OF GIANFRANCO
18 FOCARELLI, AS RECORDED IN RECORD BOOK 1273, PAGE 312, THE AREA
19 DEPICTED AS "UNORDAINED ROAD" ON THE PLAN ENTITLED "DGS WATER
20 EASEMENTS NO.'S 1, 2, 3 & 4" PREPARED BY RKR HESS, DATED APRIL
21 11, 2018, AND EXCEPTING ANY PORTION OVER LANDS OF EAST
22 STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION
23 AS RECORDED IN RECORD BOOK 2129, PAGE 3153, RECORD BOOK 2237
24 PAGE 7793, AND RECORD BOOK 2170 PAGE 9641.

25 CONTAINING AN AREA OF 118,908 SQUARE FEET OR 2.73 ACRES.

26 BEING PART OF THE SAME PREMISES ACQUIRED BY THE GENERAL STATE
27 AUTHORITY BY DECLARATION OF TAKING FILED AT THE COURT OF COMMON
28 PLEAS OF MONROE COUNTY AT DOCKET NO. 98 FEBRUARY TERM 1967 AND
29 RECORDED AT THE MONROE COUNTY RECORDER OF DEEDS OFFICE AT DEED
30 BOOK 346 PAGE 116, PARCEL NO. 3, KNOWN AS TAX PARCEL NO. 05-

1 1/4/1/29. THE DEPARTMENT OF GENERAL SERVICES IS THE SUCCESSOR TO
2 THE GENERAL STATE AUTHORITY PURSUANT TO ACT 45 OF 1975.

3 DEPARTMENT OF GENERAL SERVICES PUBLIC WATER SUPPLY SYSTEM
4 EASEMENT NO. 3

5 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
6 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
7 PENNSYLVANIA, DEPICTED "DGS WATER EASEMENT NO. 3" ON A PLAN
8 ENTITLED "DGS WATER EASEMENTS NO.'S 1, 2, 3 & 4" PREPARED BY RKR
9 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

10 BEGINNING AT A POINT ON THE WESTERLY LINE OF SMITH STREET,
11 SAID POINT BEING NORTH 35° 58' 34" WEST A DISTANCE OF 479.65
12 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF SMITH STREET
13 AND THE NORTHERLY LINE OF BROWN STREET; THENCE BY LANDS OF THE
14 COMMONWEALTH OF PENNSYLVANIA AS RECORDED IN RECORD BOOK 1725
15 PAGE 1757, TRACT 57, THE FOLLOWING NINE (9) COURSES AND
16 DISTANCES:

17 (1) SOUTH 48° 31' 26" WEST A DISTANCE OF 585.25 FEET TO A
18 POINT;

19 (2) SOUTH 39° 57' 55" EAST A DISTANCE OF 6.33 FEET TO A
20 POINT;

21 (3) SOUTH 46° 17' 01" WEST A DISTANCE OF 114.22 FEET TO A
22 POINT;

23 (4) SOUTH 48° 25' 52" WEST A DISTANCE OF 143.75 FEET TO A
24 POINT;

25 (5) SOUTH 51° 42' 42" WEST A DISTANCE OF 70.89 FEET TO A
26 POINT;

27 (6) SOUTH 38° 42' 41" EAST A DISTANCE OF 22.93 FEET TO A
28 POINT;

29 (7) SOUTH 51° 17' 19" WEST A DISTANCE OF 36.34 FEET TO A
30 POINT;

1 (8) SOUTH 38° 42' 41" EAST A DISTANCE OF 21.65 FEET TO A
2 POINT;

3 (9) SOUTH 49° 09' 16" WEST A DISTANCE OF 58.27 FEET TO A
4 POINT;

5 THENCE BY LANDS OF THE COMMONWEALTH OF PENNSYLVANIA AS
6 RECORDED IN DEED BOOK 109 PAGE 195, NORTH 33° 08' 34" WEST A
7 DISTANCE OF 90.18 FEET TO A POINT; THENCE NORTH 48° 31' 26" EAST
8 A DISTANCE OF 374.43 FEET TO A POINT; THENCE BY THE WESTERLY
9 LINE OF KNAPP STREET (UNORDAINED AND ABANDONED), NORTH 35° 58'
10 34" WEST A DISTANCE OF 2.60 FEET TO A POINT; THENCE BY SAID
11 KNAPP STREET AND LANDS OF THE COMMONWEALTH OF PENNSYLVANIA AS
12 RECORDED IN RECORD BOOK 1725 PAGE 1757, TRACTS 59, 60, 66 AND
13 61, NORTH 47° 48' 18" EAST OF DISTANCE OF 627.95 FEET TO A POINT
14 ON THE WESTERLY LINE OF SMITH STREET; THENCE BY SAID WESTERLY
15 LINE OF SMITH STREET, SOUTH 35° 58' 34" EAST A DISTANCE OF 50.71
16 FEET TO A POINT, THE PLACE OF BEGINNING.

17 CONTAINING AN AREA OF 51,216 SQUARE FEET OR 1.18 ACRES.

18 BEING PART OF THE SAME PREMISES CONVEYED TO THE COMMONWEALTH
19 OF PENNSYLVANIA BY DEED RECORDED AT THE MONROE COUNTY RECORDER
20 OF DEEDS OFFICE, AT RECORD BOOK 1725 PAGE 1757, A PORTION OF
21 PARCEL NOS. 57 AND 58, KNOWN AS TAX PARCEL NO. 05-1/2/9/5.

22 DEPARTMENT OF GENERAL SERVICES PUBLIC WATER SUPPLY SYSTEM
23 EASEMENT NO. 4 (WELLHEAD PROTECTION ZONE, WELL NO. 2)

24 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
25 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
26 PENNSYLVANIA, DEPICTED AS "DGS WATER EASEMENT NO. 4" ON A PLAN
27 ENTITLED "DGS WATER EASEMENTS NO.'S 1, 2, 3 & 4" PREPARED BY RKR
28 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

29 BEGINNING AT THE CENTER OF EAST STROUDSBURG BOROUGH WELL NO.
30 2 HAVING STATE PLANE COORDINATES (NAD 83 PA NORTH ZONE) NORTHING

1 312,264.7234 EASTING 2,680,125.8675; SAID WELL NO. 2 BEING NORTH
2 85° 27' 36" WEST A DISTANCE OF 413.65 FEET FROM AN IRON PIN WITH
3 CAP HAVING STATE PLANE COORDINATES (NAD 83 PA NORTH ZONE) OF
4 NORTHING 312,231.9083 EASTING 2,680,538.1659 AND MARKING THE
5 NORTHWESTERLY CORNER OF LANDS OF RAJESH AND PRAGNA BHAGAT AS
6 RECORDED IN RECORD BOOK 2085 PAGE 3311; THENCE FROM SAID POINT
7 OF BEGINNING IN A CIRCLE HAVING A RADIUS OF 200 FEET. SAID WELL
8 HEAD PROTECTION AREA SHALL ENCOMPASS ALL OF THE AREA OF THE
9 CIRCLE.

10 CONTAINING AN AREA OF 125,664 SQUARE FEET OF 2.88 ACRES.

11 BEING PART OF THE SAME PREMISES CONVEYED TO THE COMMONWEALTH
12 OF PENNSYLVANIA BY DEEDS RECORDED AT THE MONROE COUNTY RECORDER
13 OF DEEDS OFFICE, AT RECORD BOOK 1725 PAGE 1757, DEED BOOK 109
14 PAGE 195 AND DEED BOOK 83 PAGE 130, KNOWN AS TAX PARCEL NO. 05-
15 1/2/9/5, TAX PARCEL NO. 05-1/2/7/8-2, AND TAX PARCEL NO. 05-
16 1/2/7/8.

17 (C) EXECUTION BY SECRETARY OF GENERAL SERVICES.--THE
18 EASEMENT AGREEMENTS FOR THE EASEMENTS DESCRIBED UNDER SUBSECTION
19 (B) SHALL BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN
20 THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

21 (D) EASEMENTS BY EAST STROUDSBURG UNIVERSITY.--THE EAST
22 STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION,
23 WITH THE APPROVAL OF THE GOVERNOR, IS AUTHORIZED ON BEHALF OF
24 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO EAST
25 STROUDSBURG BOROUGH CERTAIN PUBLIC WATER SUPPLY SYSTEM
26 EASEMENTS, SITUATE UPON PORTIONS OF THE GROUNDS OF EAST
27 STROUDSBURG UNIVERSITY, IN EAST STROUDSBURG BOROUGH, MONROE
28 COUNTY, AND DESCRIBED UNDER SUBSECTION (E), FOR \$1.00, FOR THE
29 PURPOSE OF ACCESS TO, AND OPERATION, MAINTENANCE, REPAIR,
30 REPLACEMENT, PROTECTION AND SECURITY OF TWO WATER WELLS AND

1 APPURTENANT FACILITIES, UNDER TERMS AND CONDITIONS TO BE
2 ESTABLISHED IN AN EASEMENT AGREEMENT.

3 (E) DESCRIPTION OF EASEMENTS BY EAST STROUDSBURG
4 UNIVERSITY.--THE EASEMENTS TO BE CONVEYED UNDER SUBSECTION (D)
5 ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

6 EAST STROUDSBURG UNIVERSITY PUBLIC WATER SUPPLY SYSTEM EASEMENT
7 NO. 1 (WELLHEAD PROTECTION ZONE, WELL NO.1)

8 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
9 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
10 PENNSYLVANIA, DEPICTED AS "ESU WATER EASEMENT NO. 5" ON A PLAN
11 ENTITLED "ESU WATER EASEMENTS NO.'S 5, 6, 7 & 8" PREPARED BY RKR
12 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

13 BEGINNING AT A POINT, BEING THE SOUTHEAST CORNER OF LANDS OF
14 EAST STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER
15 EDUCATION AS RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS,
16 RECORD BOOK 2170 PAGE 9461; SAID POINT BEING NORTH 69° 25' 45"
17 WEST A DISTANCE OF 189.93 FEET FROM THE CENTER OF EAST
18 STROUDSBURG BOROUGH WELL #1 HAVING STATE PLANE COORDINATES (NAD
19 83 PA NORTH ZONE) NORTHING 313,358.9433 EASTING 2,681,023.4318;
20 THENCE BY SAID EAST STROUDSBURG UNIVERSITY, THE FOLLOWING THREE
21 (3) COURSES AND DISTANCES:

22 (1) SOUTH 53° 40' 24" WEST A DISTANCE OF 17.45 FEET TO A
23 POINT;

24 (2) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET,
25 AN ARC LENGTH OF 21.12 FEET AND HAVING A CHORD BEARING NORTH 19°
26 24' 19" EAST A DISTANCE OF 21.12 FEET TO A POINT;

27 (3) SOUTH 36° 19' 36" EAST A DISTANCE OF 11.89 FEET TO A
28 POINT, THE PLACE OF BEGINNING.

29 CONTAINING AN AREA OF 100 SQUARE FEET.

30 BEING PART OF THE SAME PREMISES CONVEYED TO EAST STROUDSBURG

1 UNIVERSITY OF PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER
2 EDUCATION BY DEED RECORDED AT THE OFFICE OF THE RECORDER OF
3 DEEDS OF MONROE COUNTY AT RECORD BOOK 2170 PAGE 9461, KNOWN AS
4 TAX PARCEL NO. 05-1/4/1/25.

5 EAST STROUDSBURG UNIVERSITY PUBLIC WATER SUPPLY SYSTEM EASEMENT
6 NO. 2 (WELLHEAD PROTECTION ZONE, WELL NO. 1)

7 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
8 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
9 PENNSYLVANIA, DEPICTED AS "ESU WATER EASEMENT NO. 6" ON A PLAN
10 ENTITLED "ESU WATER EASEMENTS NO.'S 5, 6, 7 & 8" PREPARED BY RKR
11 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

12 BEGINNING AT A POINT, BEING THE SOUTHEAST CORNER OF LANDS OF
13 EAST STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER
14 EDUCATION AS RECORDED AT THE OFFICE OF THE MONROE COUNTY
15 RECORDER OF DEEDS, AT RECORD BOOK 2237 PAGE 7793; SAID POINT
16 BEING NORTH 23° 29' 07" WEST A DISTANCE OF 163.19 FEET FROM THE
17 CENTER OF EAST STROUDSBURG BOROUGH WELL NO. 1 HAVING STATE PLANE
18 COORDINATES (NAD 83 PA NORTH ZONE) NORTHING 313,358.9433 EASTING
19 2,681,023.4318;

20 THENCE BY THE LANDS OF GENERAL STATE AUTHORITY, SOUTH 53° 40'
21 24" WEST A DISTANCE OF 70.00 FEET, TO A POINT IN THE CENTERLINE
22 OF AN UNORDAINED ROAD;

23 THENCE ALONG THE CENTERLINE OF THE UNORDAINED ROAD, NORTH 36°
24 19' 36" WEST A DISTANCE OF 38.03 FEET TO A POINT;

25 THENCE THROUGH THE UNORDAINED ROADWAY AND LANDS OF EAST
26 STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION
27 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN
28 ARC LENGTH OF 70.36 FEET AND HAVING A CHORD BEARING NORTH 54°
29 02' 33" EAST A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY
30 LOT LINE OF LANDS OF EAST STROUDSBURG UNIVERSITY OF THE STATE

1 SYSTEM OF HIGHER EDUCATION;
2 THENCE SOUTH 36° 19' 36" EAST A DISTANCE OF 37.58 FEET TO A
3 POINT, THE PLACE OF BEGINNING.

4 CONTAINING AN AREA OF 2,790 SQUARE FEET.

5 BEING PART OF THE SAME PREMISES CONVEYED TO EAST STROUDSBURG
6 UNIVERSITY OF PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER
7 EDUCATION BY DEED RECORDED AT THE OFFICE OF THE RECORDER OF
8 DEEDS OF MONROE COUNTY AT RECORD BOOK 2237 PAGE 7793, KNOWN AS
9 TAX PARCEL NO. 05-1/4/1/27, AND INCLUDING OF A PORTION OF THE
10 EASTERLY HALF OF A FORTY FOOT WIDE UNORDAINED ROAD, THE
11 OWNERSHIP RIGHTS TO WHICH HAVE REVERTED BACK TO THE TWO
12 ADJOINING PROPERTIES, THE EASTERLY PROPERTY OWNED BY EAST
13 STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION,
14 KNOWN AS TAX PARCEL NO. 05/1/4/1/27 (SUCH UNORDAINED ROAD
15 CURRENTLY MAPPED AS PART OF 05-1/4/1/29).

16 EAST STROUDSBURG UNIVERSITY PUBLIC WATER SUPPLY SYSTEM EASEMENT
17 NO. 3 (WELLHEAD PROTECTION ZONE, WELL NO. 1)

18 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
19 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
20 PENNSYLVANIA, DEPICTED AS "ESU WATER EASEMENT NO. 7" ON A PLAN
21 ENTITLED "ESU WATER EASEMENTS NO.'S 5, 6, 7 & 8" PREPARED BY RKR
22 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

23 BEGINNING AT A POINT, BEING THE SOUTHWEST CORNER OF LANDS OF
24 EAST STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER
25 EDUCATION AS RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS,
26 RECORD BOOK 2129 PAGE 3153; SAID POINT BEING NORTH 23° 29' 07"
27 WEST A DISTANCE OF 163.19 FEET FROM THE CENTER OF EAST
28 STROUDSBURG BOROUGH WELL #1 HAVING STATE PLANE COORDINATES (NAD
29 83 PA NORTH ZONE) NORTHING 313,358.9433 EASTING 2,681,023.4318;
30 THENCE BY SAID EAST STROUDSBURG UNIVERSITY, THE FOLLOWING THREE

1 (3) COURSES AND DISTANCES:

2 (1) NORTH 36° 19' 36" WEST A DISTANCE OF 37.58 FEET TO A
3 POINT;

4 (2) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET,
5 AN ARC LENGTH OF 93.71 FEET AND HAVING A CHORD BEARING NORTH 77°
6 32' 40" EAST A DISTANCE OF 92.85 FEET TO A POINT;

7 (3) SOUTH 53° 40' 24" WEST A DISTANCE OF 84.91 FEET TO A
8 POINT, THE PLACE OF BEGINNING.

9 CONTAINING AN AREA OF 1,934 SQUARE FEET.

10 BEING PART OF THE SAME PREMISES CONVEYED TO EAST STROUDSBURG
11 UNIVERSITY OF PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER
12 EDUCATION BY DEED RECORDED AT THE OFFICE OF THE RECORDER OF
13 DEEDS OF MONROE COUNTY AT RECORD BOOK 2129 PAGE 3153, KNOWN AS
14 TAX PARCEL NO. 05-1/1/4/1/28.

15 EAST STROUDSBURG UNIVERSITY PUBLIC WATER SUPPLY SYSTEM EASEMENT
16 NO. 4

17 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE
18 BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, COMMONWEALTH OF
19 PENNSYLVANIA, DEPICTED AS "ESU WATER EASEMENT NO. 8" ON A PLAN
20 ENTITLED "ESU WATER EASEMENTS NO.'S 5, 6, 7 & 8" PREPARED BY RKR
21 HESS, DATED APRIL 11, 2018, BOUNDED AND DESCRIBED AS FOLLOWS:

22 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NORMAL STREET
23 AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY EAST
24 STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER EDUCATION
25 AS RECORDED IN RECORD BOOK 2129 PAGE 3153 TRACT 1; THENCE BY
26 SAID NORMAL STREET, NORTH 53° 40' 24" EAST A DISTANCE OF 12.00
27 FEET TO A POINT; THENCE BY EAST STROUDSBURG UNIVERSITY OF THE
28 STATE SYSTEM OF HIGHER EDUCATION, SOUTH 36° 19' 36" EAST A
29 DISTANCE OF 150.00 FEET TO A POINT; THENCE BY THE GENERAL STATE
30 AUTHORITY AS RECORDED IN DEED BOOK 346 PAGE 116, PARCEL 3, SOUTH

1 53° 40' 24" WEST A DISTANCE OF 12.00 FEET TO A POINT; THENCE BY
2 EAST STROUDSBURG UNIVERSITY OF THE STATE SYSTEM OF HIGHER
3 EDUCATION, NORTH 36° 19' 36" WEST A DISTANCE OF 150.00 FEET TO A
4 POINT, THE PLACE OF BEGINNING.

5 CONTAINING AN AREA OF 1,800 SQUARE FEET.

6 BEING A TWELVE-FOOT-WIDE ALLEY AS SHOWN ON 'MAP OF LANDS OF
7 ALFRED D. & JOSEPH HINELINE" AS RECORDED IN THE MONROE COUNTY
8 RECORDER OF DEEDS PLAT BOOK 6 PAGE 38. SAID EASEMENT AREA
9 CONSISTING OF AN UNORDAINED TWELVE FOOT WIDE ALLEY, THE
10 OWNERSHIP RIGHTS TO WHICH HAVE REVERTED BACK TO THE TWO
11 ADJOINING PROPERTIES, BOTH OWNED BY EAST STROUDSBURG UNIVERSITY
12 OF THE STATE SYSTEM OF HIGHER EDUCATION, PURSUANT TO A DEED
13 RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY
14 AT RECORD BOOK 2129 PAGE 3153, KNOWN AS TAX PARCEL NOS. 05-
15 1/4/1/28 AND 05-1/4/1/30 (THE RIGHT OF WAY IS CURRENTLY MAPPED
16 AS A PORTION OF 05-1/4/1/29).

17 (F) EXECUTION BY PRESIDENT OF THE EAST STROUDSBURG
18 UNIVERSITY OF PENNSYLVANIA.--THE EASEMENT AGREEMENT FOR THE
19 EASEMENTS DESCRIBED UNDER SUBSECTION (E) SHALL BE EXECUTED BY
20 THE PRESIDENT OF THE EAST STROUDSBURG UNIVERSITY OF PENNSYLVANIA
21 OF THE STATE SYSTEM OF HIGHER EDUCATION IN THE NAME OF THE
22 COMMONWEALTH OF PENNSYLVANIA.

23 (G) COST AND FEES.--COSTS AND FEES INCIDENTAL TO THE
24 CONVEYANCE OF THE PERMANENT EASEMENTS DESCRIBED UNDER
25 SUBSECTIONS (B) AND (E) SHALL BE BORNE BY THE GRANTEE.

26 (H) EXPIRATION.--IF THE PARTIES HAVE NOT ENTERED INTO
27 EASEMENT AGREEMENTS WITHIN 24 MONTHS OF THE EFFECTIVE DATE OF
28 THIS SUBSECTION, THE AUTHORIZATION CONTAINED UNDER THIS SECTION
29 SHALL EXPIRE.

30 Section 2 6. Effective date.

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1 This act shall take effect immediately.